

FILED  
GREENVILLE S.C.

# MORTGAGE

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THIS MORTGAGE is made this 26th day of January 19.84., between the Mortgagor, Edward T. Poplavy (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259 Jacksonville, Florida 32232. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand Two Hundred Fifty and No/100 (\$52,250) Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of McDonald Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 88 on a plat of North Hills, made by R. E. Dalton, Engineer, dated April, 1925, recorded in the RMC Office for Greenville County, S. C. in Plat Book H, page 138, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of Robert O. Purdy, IV and Susan G. Purdy, dated January 26, 1984, to be recorded simultaneously herewith.

This Mortgage is being re-recorded to change the payment amounts in Paragraph 3 and 5(A) of the Graduated Payment Rider.

STATE OF SOUTH CAROLINA  
CAROLINA TAX COMMISSION  
DOCUMENTARY  
JAN 26 1984  
STAMP TAX = 20.92

GCTO -----3 JAN 27 84 014 10.00CD

which has the address of 214 McDonald Street, Greenville, S. C., 29609 (Street) (City) (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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